



County of Los Angeles  
**CHIEF EXECUTIVE OFFICE**

713 KENNETH HAHN HALL OF ADMINISTRATION  
LOS ANGELES, CALIFORNIA 90012  
(213) 974-1101  
<http://ceo.lacounty.gov>

WILLIAM T FUJIOKA  
Chief Executive Officer

March 4, 2008

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**DEPARTMENT OF PUBLIC WORKS: HAWTHORNE BOULEVARD, ET AL.  
ROAD IMPROVEMENT PROJECT  
PARCELS 13-1RE THROUGH 13-10RE AND 13-12RE  
APPROVAL OF APPROPRIATION ADJUSTMENT; ACQUISITION  
AND SETTLEMENT; RESOLUTION SETTING ASIDE COUNTY-OWNED  
PROPERTY FOR HIGHWAY PURPOSES; ACCEPTANCE OF AN  
OFFER OF DEDICATION; AND ACCEPTANCE OF THE HIGHWAY  
INTO THE COUNTY ROAD SYSTEM  
LENNOX AND THE CITY OF HAWTHORNE  
(SUPERVISORIAL DISTRICT 2)  
(3 VOTES)**

**IT IS RECOMMENDED THAT YOUR BOARD:**

1. Find the Hawthorne Boulevard, et al., project is categorically exempt from the provisions of the California Environmental Quality Act pursuant to the California Environmental Quality Act and County Environmental Procedures and Guidelines.
2. Approve the Hawthorne Boulevard, et al., project and authorize the Department of Public Works to carry out the project.
3. Approve the Request for Appropriation Adjustment transferring \$125,000 from the Fiscal Year 2007-2008 Proposition C Local Return Fund's Services and Supplies appropriation to the Proposition C Local Return Fund's Other Charges appropriation.

Board of Supervisors  
GLORIA MOLINA  
First District

YVONNE B. BURKE  
Second District

ZEV YAROSLAVSKY  
Third District

DON KNABE  
Fourth District

MICHAEL D. ANTONOVICH  
Fifth District

4. Approve the acquisition of easements for public road and highway purposes in Parcels 13-2RE through 13-9RE for \$117,550.
5. Find that the portions of County-owned property proposed to be set aside for public road and highway purposes (Parcels 13-1RE and 13-12RE) are necessary for public convenience.
6. Adopt the Resolution setting aside County-owned property for public road and highway purposes in Parcels 13-1RE and 13-12RE, accepting an offer of dedication of right of way for public use in Parcel 13-10RE, and accept all mentioned parcels into the County Road System.

#### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of the recommended actions is to authorize the Department of Public Works to carry out the Hawthorne Boulevard, et al., project; allow the County of Los Angeles (County) to make appropriation adjustments to the Proposition C Local Return Fund to purchase the necessary right of way; set aside portions of County-owned property; accept the offer of dedication of right of way, all for public road and highway purposes, in connection with the project; and accept the new road right of way into the County Road System for public use and maintenance purposes.

#### **Implementation of Strategic Plan Goals**

The County Strategic Plan directs that we provide Service Excellence (Goal 1) and Community Services (Goal 6). This project will provide improved infrastructure to better serve the public and will enhance the quality of life in the affected communities.

#### **FISCAL IMPACT/FINANCING**

There will be no impact to the County General Fund.

The total project cost is estimated to be \$5.5 million. This project is included in the Fiscal Year 2007-08 Proposition C Local Return Fund Budget.

The proposed purchase price of \$117,550 is representative of the market value for Parcels 13-2 RE through 13-9RE, and was accepted by the property owners. Upon your Board's approval of the attached Request for Appropriation Adjustment sufficient funding will be available in the Other Charges appropriation of the Fiscal Year 2007-08 Proposition C Local Return Fund Budget for this purchase of right of way.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The Hawthorne Boulevard, et al., project provides for the resurfacing of roadway pavement, planting of parkway trees, and the reconstruction of sidewalk, driveways and curb ramps of in the community of Lennox and the City of Hawthorne. Along the easterly side of Hawthorne Boulevard from north of Lennox Boulevard to 111th Street, there is an existing concrete paved area that has been used by the community as a public sidewalk. As a part of the design process it was found that this area is a combination of legally held road right of way and privately-owned or County-owned property for which an easement has not been purchased or has not been set aside for public road and highway purposes nor accepted into the County Road System. The property is needed to comply with Americans with Disabilities Act requirements.

The area which is not properly held as road right of way has been divided into twelve parcels for the purpose of completing the various transactions that are necessary for proper road right of way entitlements. Eight of the parcels are privately owned (Parcels 13-2RE through 13-9RE). Two of the parcels are currently held by the County but have not been set aside for public road and highway purposes (Parcels 13-1RE and 13-12RE). One parcel is subject to an irrevocable offer to dedicate (Parcel 13-10RE). The last of the twelve parcels (Parcel 13-11RE) is held by the State of California, for which we will obtain an encroachment permit from Caltrans.

Ike Properties, Inc., owner of Parcels 13-2RE through 13-7RE and 13-9RE and Fred Preiss, owner of Parcel 13-8RE, executed Agreements to Convey and Claim for Payment and agreed to accept \$111,300 and \$6,250, respectively, for the acquisition of the easements. Acquisitions in excess of \$25,000 must be approved by your Board.

The areas to be set aside by the County, Parcels 13-1RE and 13-12-RE, are described in Exhibit A and shown in Exhibit B of the attached Resolution. The area offered for dedication, Parcel 13-10RE, is described in Exhibit C and shown in Exhibit D of the attached Resolution.

The County's interest over the areas to be set aside were acquired by deeds recorded on August 8, 1944, in Book 21123, page 281, and February 14, 1949, in Book 27337, page 383 (Parcels 13-1RE and 13-12RE, respectively), and the offer of dedication for street and highway purposes was made by Document No. 03-1462618, recorded on May 22, 2003 (Parcel 13-10RE), all of Official Records, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles.

The Honorable Board of Supervisors  
March 4, 2008  
Page 4

The Streets and Highways Code Section 941 provides: "(b) No public or private road shall become a county highway until and unless the Board of Supervisors, or its designee, by appropriate action, has caused the road to be accepted into the County road system. No county shall be held liable for failure to maintain any road unless and until it has been accepted into the county road system by action of the Board of Supervisors or its designee."

Adoption of the Resolution will cause the roadway to become part of the County Road System for public use and maintenance purposes.

#### **ENVIRONMENTAL DOCUMENTATION**

This project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (c) of the CEQA guidelines and Class 1 (x), Subsections 2, 9, 14, and 22 of the Environmental Reporting Procedures and Guidelines adopted by your Board on November 17, 1987. These exemptions provide for resurfacing roadway pavement; parkway tree planting; and the reconstruction of sidewalk, driveways, and curb ramps.

#### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**


The Hawthorne Boulevard, et al., project, when completed, will provide improved infrastructure to better serve the public and will enhance the quality of life in the affected communities.

The Honorable Board of Supervisors  
March 4, 2008  
Page 5

**CONCLUSION**

Please return one adopted copy of this letter and one executed original and duplicate Resolution to Public Works, Mapping and Property Management Division. Retain one original for your files.

Respectfully submitted,



WILLIAM T FUJIOKA  
Chief Executive Officer

WTF:DLW  
PAP:mr

Attachments (2)

- c: Auditor-Controller (Accounting Division - Asset Management)  
Chief Executive Office  
County Counsel  
Department of Public Works (Budget/Fund Management, Programs Development)

REQUEST FOR APPROPRIATION ADJUSTMENT  
DEPARTMENT OF PUBLIC WORKS

NO. 690

November 26, 2007

AUDITOR-CONTROLLER.

THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. WILL YOU PLEASE REPORT AS TO  
 ACCOUNTING AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF ADMINISTRATIVE OFFICER FOR HIS RECOMMENDATION OR

ACTION.

ADJUSTMENT REQUESTED AND REASONS THEREFOR

**FISCAL YEAR 2007-08**  
3-VOTES

**ADOPTED**  
 BOARD OF SUPERVISORS  
 COUNTY OF LOS ANGELES

34

MAR 4 2008

SOURCESUSES

✓ PW - Proposition C Local Return Fund

✓ PW - Proposition C Local Return Fund

✓ CN9 - PW - 2000 - 47000

\$125,000

CN9 - PW - 5500 - 47000

\$125,000

SERVICES AND SUPPLIES

OTHER CHARGES

DECREASE APPROPRIATION

INCREASE APPROPRIATION

TOTAL

\$125,000

\$125,000

JUSTIFICATION

This adjustment is necessary to provide sufficient appropriation in Other Charges for right-of-way acquisition in connection with the Hawthorne Boulevard et al Project.

(Control No. xx-xx)

*Donald L. Wolfe*  
 DONALD L. WOLFE, Director

CHIEF ADMINISTRATIVE OFFICER'S REPORT

REFERRED TO THE CHIEF ADMINISTRATIVE OFFICER FOR---	ACTION	APPROVED AS REQUESTED ✓	AS REVISED
✓ RECOMMENDATION	12/18/07		<i>Platz for BF</i> CHIEF ADMINISTRATIVE OFFICER
AUDITOR-CONTROLLER BY <i>Helene Jung</i>	APPROVED (AS REVISED): BOARD OF SUPERVISORS	BY	DEPUTY COUNTY CLERK
NO. 074	Dec 11, 2007		

34 of MAR 4 2008

This page is part of your document - DO NOT DISCARD



**20080482036**

Pages:  
009



Recorded/Filed in Official Records  
Recorder's Office, Los Angeles County,  
California

Fee: 0.00

Tax: 0.00

Other: 0.00

Total: 0.00

03/20/08 AT 09:09AM

1768129      200803200050009      Counter

**TITLE(S) :** \_\_\_\_\_



LEAD SHEET

**Assessor's Identification Number (AIN)**

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

# ORIGINAL

RECORDING REQUESTED BY  
COUNTY OF LOS ANGELES

WHEN RECORDED MAIL TO

NAME      MAPPING & PROPERTY MANAGEMENT

MAILING      County of Los Angeles  
ADDRESS      Department of Public Works

CITY, STATE      P.O. Box 1460  
ZIP CODE      Alhambra, Ca 918021460

Attention Jose L. Suarez

03/20/08



20080482036

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

THIS DOCUMENT IS EXEMPT FROM RECORDING FEES  
PURSUANT TO SECTION 27383 OF THE GOVERNMENT CODE

SETTING ASIDE COUNTY-OWNED PROPERTY FOR HIGHWAY PURPOSES,  
ACCEPTANCE OF AN OFFER OF DEDICATION, AND  
ACCEPTANCE OF THE HIGHWAY INTO THE COUNTY ROAD SYSTEM  
HAWTHORNE BOULEVARD (13) - LENNOX

**X7208938**

34 of MARCH 4, 2008



**RESOLUTION****SETTING ASIDE COUNTY-OWNED PROPERTY FOR HIGHWAY PURPOSES,  
ACCEPTANCE OF AN OFFER OF DEDICATION, AND  
ACCEPTANCE OF THE HIGHWAY INTO THE COUNTY ROAD SYSTEM  
HAWTHORNE BOULEVARD (13) - LENNOX**

THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES HEREBY  
FINDS, DETERMINES, AND RESOLVES AS FOLLOWS:

1. The Chief Executive Office, Real Estate Division, has given its approval to the Department of Public Works to set aside for public use portions of the Lennox Sheriff Station and Public Library properties for public road and highway purposes in, over, and across the real properties legally described in Exhibit A and, depicted on Exhibit B, both attached hereto. The real properties are generally located in the vicinity of Lennox in the County of Los Angeles, State of California. It is necessary for the public convenience that the referenced properties be set aside for public road and highway purposes, as part of Hawthorne Boulevard.
2. The County of Los Angeles is the holder of an Irrevocable Offer to Dedicate an easement for street and highway purposes by Document No. 03-1462618, recorded on May 22, 2003, of Official Records, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles in, over, and across the real property legally described in Exhibit C and depicted on Exhibit D, both attached hereto. The real property is also generally located in the vicinity of Lennox in the County of Los Angeles, State of California.
3. Section 941 of the Streets and Highways Code, State of California, provides that no public or private road may become a County highway until and unless the Board of Supervisors, by appropriate Resolution, has caused said road to be accepted into the County Road System.
4. The Director of the Public Works recommends the proposed set aside, acceptance of the offer to dedicate right of way and acceptance of Hawthorne Boulevard into the County Road System.
5. The above-referenced County-owned property is hereby set aside for public road and highway purposes (to be known as Hawthorne Boulevard) in accordance with said Section 941.

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6. The Public interest and necessity require the acceptance of said offer to dedicate right of way and acceptance of Hawthorne Boulevard into the County Road System pursuant to said Section 941.
  7. Public Works is authorized to record the certified original Resolution in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, at which time the areas set aside shall become easements for public road and highway purposes. The road to be known as Hawthorne Boulevard, accepted into the County Road System, shall hereafter constitute a County Highway, as defined in Section 960.5, of the Streets and Highways Code, State of California.

The foregoing Resolution was on the 4 day of MARCH, 2008, adopted by the Board of Supervisors of the County of Los Angeles, and ex-officio the governing body of all other special assessment and taxing districts for which said Board so acts.

APPROVED AS TO FORM:

RAYMOND G. FORTNER, JR.,  
County Counsel

By Carole B. Suzuki  
Deputy

JLS:sl  
MP-5\F jls res

SACHI A. HAMAI  
Executive Officer of the  
Board of Supervisors of the  
County of Los Angeles

By [Signature]  
Deputy





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**EXHIBIT A**

Project Name: Hawthorne Boulevard, et al.

**HAWTHORNE BOULEVARD 13-1RE**

Includes: Parcel No. 13-12RE

Affects: Hawthorne Boulevard 10-78

A.I.N. 4034-032-900

A.I.N. 4034-025-900

T.G. 703 (C5, C6)

I.M. 084-177

Second District

X7208938

**LEGAL DESCRIPTION**

(Set aside of County property)

**PARCEL NO. 13-1RE** (Easement for public road and highway purposes):

That portion of Lot 441, Tract No. 211, as shown on map recorded in Book 15, pages 50 and 51, of Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, within the following described boundaries:

Beginning at that certain point in the easterly line of the westerly 10.00 feet of said lot, said certain point being distant 25.00 feet northerly, measured along said easterly line from its intersection with the northerly line of the southerly 15.00 feet of said lot; thence northerly along said easterly line to the northerly line of said lot; thence easterly along the northerly line of said lot to a line parallel with and 2.00 feet easterly, measured at right angles, from said easterly line; thence South 0°01'20" West along said parallel line, a distance of 92.37 feet; thence South 2°17'12" East 173.75 feet; thence southeasterly in a direct line to a point in said northerly line of the southerly 15.00 feet, said point being distant 32.00 feet easterly, measured along said last mentioned northerly line from said intersection; thence westerly along said last mentioned northerly line, a distance of 2.00 feet; thence North 50°10'02" West 39.05 feet to the point of beginning.

To be known as HAWTHORNE BOULEVARD.

Containing: 1237± square feet.

**PARCEL NO. 13-12RE** (Easement for public road and highway purposes):

The westerly 12.00 feet of the southerly 17.00 feet of Lot 480 of the above-mentioned tract.

6  
Excepting therefrom those portions lying within a public street as same existed on May 31, 2006.

To be known as HAWTHORNE BOULEVARD.

Containing: 34± square feet.

APPROVED AS TO DESCRIPTION
<u>April 30</u> , <u>2007</u>
COUNTY OF LOS ANGELES
By <u>[Signature]</u>
SUPERVISING CADASTRAL ENGINEER III Mapping and Property Management Division

*This real property description has been prepared in conformance with the Professional Land Surveyors Act. The signatory herein is exempt pursuant to Section 8726 of the California Business and Professions Code*



SUBJECT  
LOCATION

W 106TH ST

LENNOX BLVD

S BURIN AV

S HAWTHORNE BLVD

S ACACIA AV

AV HARCH

W 111TH ST

HAWTHORNE

BL

13-1RE

O.R. D6866-937 (11-12-1975)  
Resolution-set aside

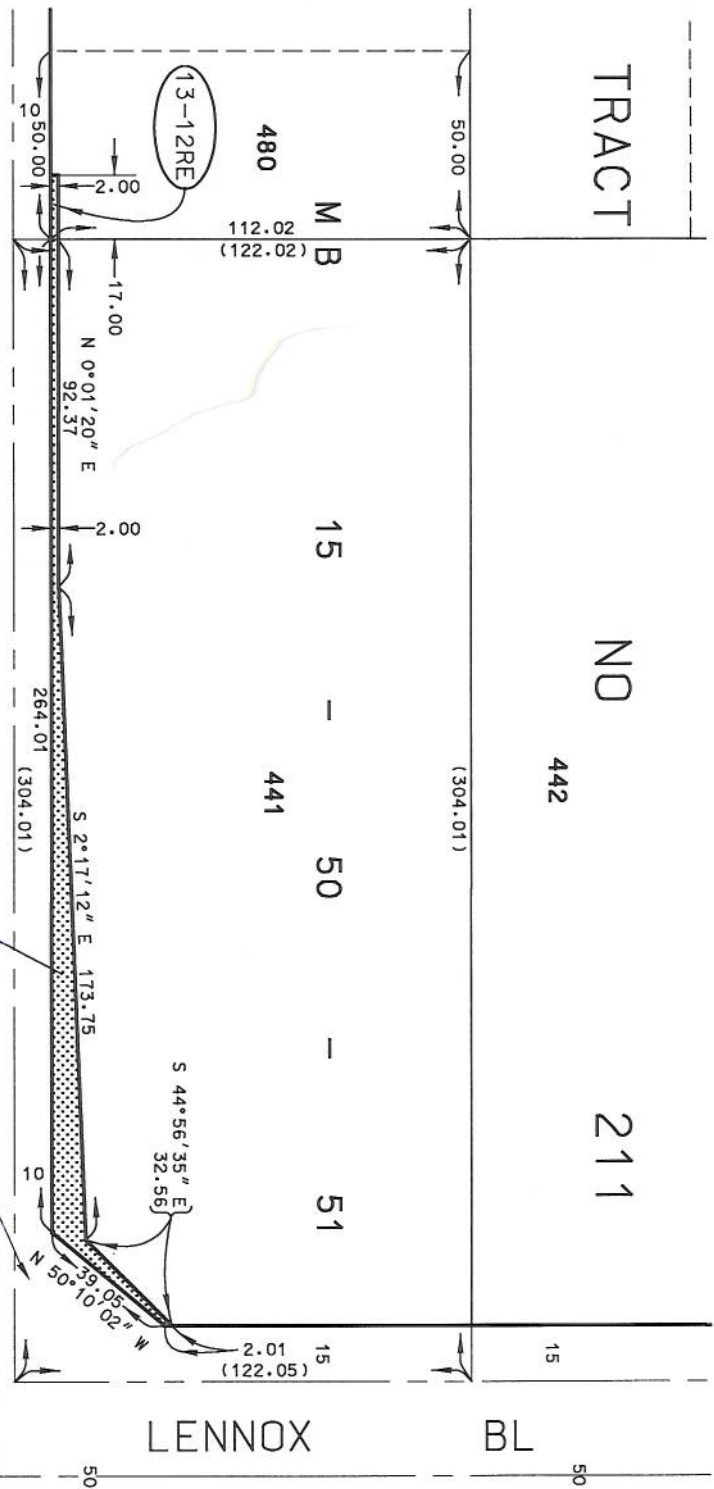



EXHIBIT B

LEGEND

 Area to be set-aside  
and accepted  
Total Area: 1271± s.f.

REVISIONS

1.	2.	3.
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DEPARTMENT OF PUBLIC WORKS

MAPPING & PROPERTY MANAGEMENT DIVISION

SD. 2	RD. 233	A.M.B. 4034-025 & 032	T.G. 703-C5&6
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HAWTHORNE BLVD  
Parcels: 13-1RE & 12RE  
(set-aside)

DRAWING NO.

X7208938

SCALE  
34' = 1" DATE  
MARCH 4, 2008

I.M.  
084-177

**EXHIBIT C**

Project Name: Hawthorne Boulevard, et al.

**HAWTHORNE BOULEVARD 13-10RE**

A.I.N. 4035-002-019

T.G. 703 (C6)

I.M. 084-177

Second District

X7208938

**LEGAL DESCRIPTION**

(Acceptance of offer of dedication)

**PARCEL NO. 13-10RE** (Easement for public road and highway purposes):

The westerly 5.00 feet of Lot 10, Hawthorne Acres, as shown on map recorded in Book 9, page 128, of Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles.

To be known as HAWTHORNE BOULEVARD.

Containing: 330± square feet.

APPROVED AS TO DESCRIPTION
<u>April 30, 2007</u>
COUNTY OF LOS ANGELES
By <u>[Signature]</u>
SUPERVISING CADASTRAL ENGINEER III
Mapping and Property Management Division

*This real property description has been prepared in conformance with the Professional Land Surveyors Act. The signatory herein is exempt pursuant to Section 8726 of the California Business and Professions Code*



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HAWTHORNE BL

M B 9 - 128

HAWTHORNE ACRES

13-10RE

W 106TH ST

LENNOX BLVD

W 111TH ST

S BURIN AV

S HAWTHORNE BLVD

S ACACIA AV

LARCH AV

SUBJECT  
LOCATION



### LEGEND



Offer of dedication  
to be accepted  
Total Area: 330 ± s.f.

## EXHIBIT D

### REVISIONS

1.

2.

3.

### DEPARTMENT OF PUBLIC WORKS

### MAPPING & PROPERTY MANAGEMENT DIVISION

SD.  
2

RD.  
233

A.P.N.  
4035-002-019

T.G.  
703-C6

HAWTHORNE BLVD

DRAWING NO.

X7208938-1

SCALE

DATE

I.M.

Parcel: 13-10RE  
(acceptance of dedication)

34 of 101 MARCH 14, 2008

084-177